

EL CAJON BLVD & JOHNSON AVE

MULTI-FAMILY DEVELOPMENT OPPORTUNITY
IN EL CAJON, CA 92020

CAMERON CZUBERNAT
619.462.5100
cameron@cpgsd.com
CA Lic. 01383317

KERRY SCHIMPF
619.462.3100
kerry@cpgsd.com
CA Lic. 00955075

DARREN MULLINS
858.414.8176
dmullins@cpgsd.com
CA Lic. 00944678

CPG COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

2295 Fletcher Parkway, Suite 200
El Cajon, CA 92020

www.cpgsd.com



EXECUTIVE SUMMARY

El Cajon Boulevard & Johnson Avenue is located in the heart of El Cajon's Transit District Specific Plan. The property is within walking distance to trolley and bus stops, restaurants, the El Cajon Civic Center and a close drive to Parkway Plaza & Grossmont Center East County's regional shopping malls. The subject property previously served as the Mossy El Cajon Volkswagen dealership and is currently zoned for residential Multi-Family development.

CAMERON CZUBERNAT
619.462.5100
cameron@cpgsd.com
CA Lic. 01383317

KERRY SCHIMPF
619.462.3100
kerry@cpgsd.com
CA Lic. 00955075

DARREN MULLINS
858.414.8176
dmullins@cpgsd.com
CA Lic. 00944678

CPG | COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

2295 Fletcher Parkway, Suite 200
El Cajon, CA 92020

www.cpgsd.com

PROJECT HIGHLIGHTS



Transit District specific plan provides developer friendly entitlement process



4.5 Acres
(9 Parcels)



Access to both Johnson Ave & El Cajon Blvd allowing for optimum site design



Close proximity to Interstate 8 on/off ramps and trolley stops









Walking distance to El Cajon restaurants, shopping and the Live Nation concert venue, East County Performing Arts Center recently renamed "The Magnolia"













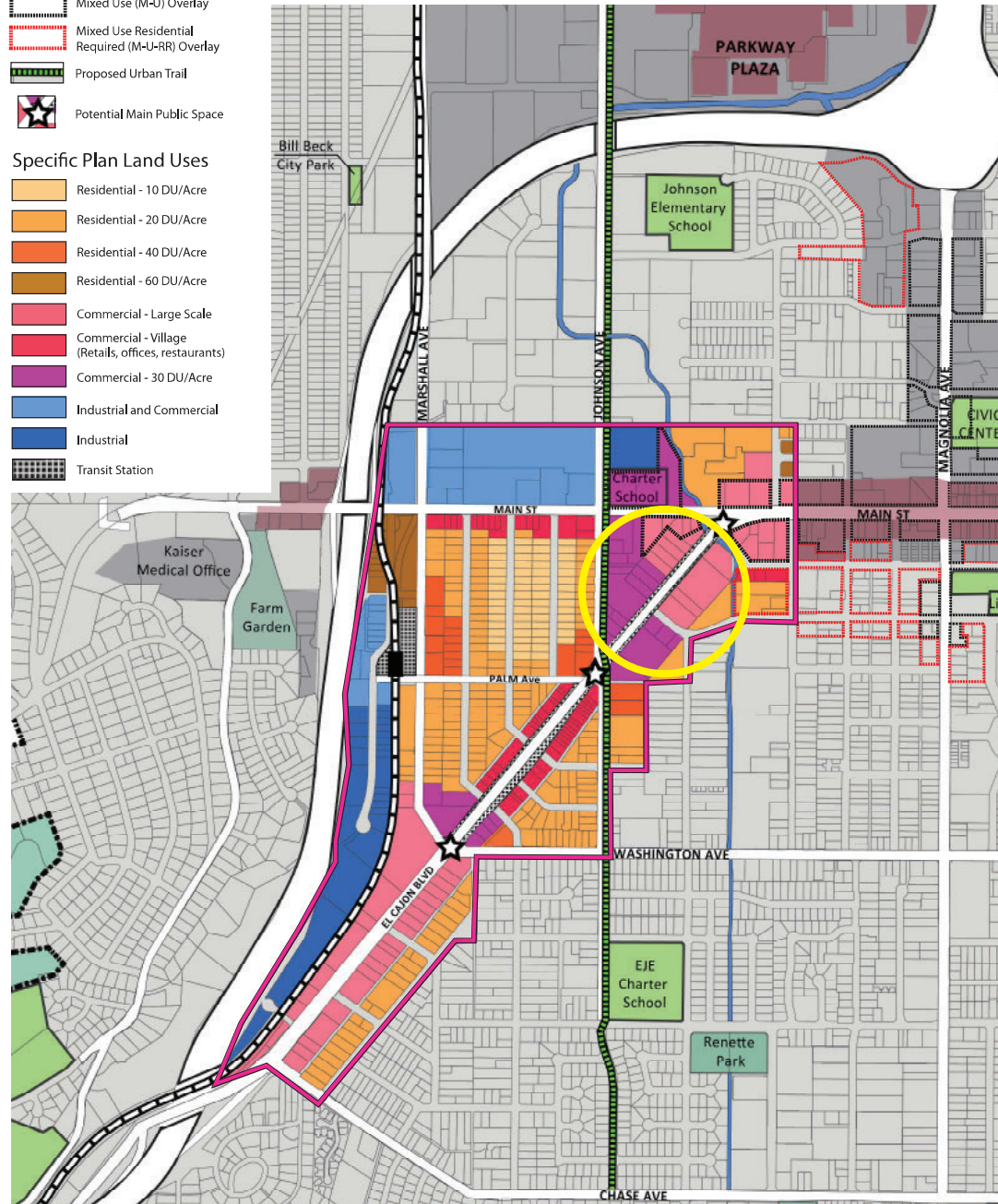
Asking Price:
\$9,995,000

LAND USE / ZONING

Table 2. Commercial Zoning Standards ¹	Commercial - 30 DU/AC
	
Base Zone	CG/ RM-HR/ MU
Gross Density	30 DU/AC
Min. Lot Area	-
Min. Lot Width	per RM-HR in ECMC Table 17.140.060
Min. Lot Depth	per RM-HR in ECMC Table 17.140.060
Max. Lot Coverage	-
Min. Front Yard Setback	0'
Min. Street Side Yard Setback	0'
Min. Interior Side Yard Setback	10'
Min. Rear Yard Setback	10'
Setback from Residentially Zoned Property	Applies per ECMC Table 17.145.090
Max. Height	45'
Height Transitions ²	Applies
Parking	1 space per 400 gross square feet of commercial floor area; 1.5 spaces per residential unit with 2 or more bedrooms 1 space per residential unit with 1 bedroom or studio unit
Min. Recreational Open Space	200 gross square feet per dwelling unit

-  Specific Plan Area
-  Mixed Use (M-U) Overlay
-  Mixed Use Residential Required (M-U-RR) Overlay
-  Proposed Urban Trail
-  Potential Main Public Space

- Specific Plan Land Uses**
-  Residential - 10 DU/Acre
 -  Residential - 20 DU/Acre
 -  Residential - 40 DU/Acre
 -  Residential - 60 DU/Acre
 -  Commercial - Large Scale
 -  Commercial - Village (Retail, offices, restaurants)
 -  Commercial - 30 DU/Acre
 -  Industrial and Commercial
 -  Industrial
 -  Transit Station



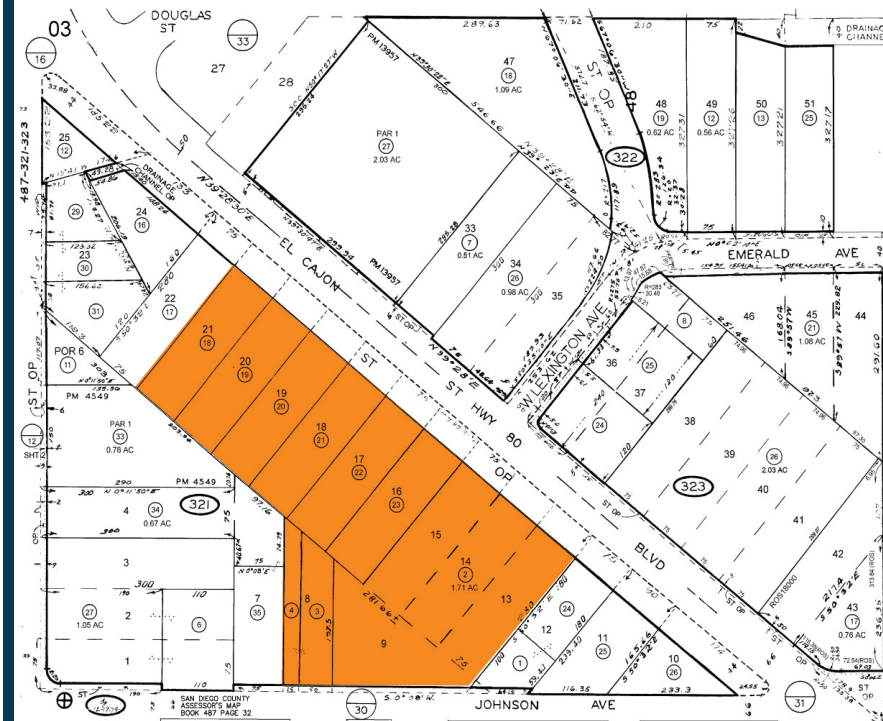


TRANSIT & WALKABILITY MAP

The El Cajon Transit Center is the transit hub for the City of El Cajon. The orange and green lines provide service to the employment center near Gillespie Field, major shopping areas at the Santee Town Center and Grossmont Center, and to the greater urbanized areas of San Diego. Abundant transit parking has made it a busy hub for commuters to drive and take transit to major employment areas. Despite the multitude of opportunities around the transit center, the mobility infrastructure and land uses surrounding the area had not been previously comprehensively evaluated for needed improvements and opportunities to implement transit supportive land uses and mobility improvements to facilitate walking and bicycling to the transit station.



PARCEL MAP



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FOCUS AREA: EL CAJON BLVD & JOHNSON AVE

Johnson Avenue is envisioned as a “neighborhood connector” linking major public facilities in the city (such as schools and parks) with residential neighborhoods and regional commercial uses (such as Parkway Plaza). The land uses envisioned for this area strengthen those connections by supporting a residential neighborhood scale, mixed use with active ground floor toward Parkway Plaza, and a pedestrian friendly corridor connecting schools, public facilities, and commercial areas on both sides of Main Street. A row of active residential townhomes and apartments runs the length of the street on the west side and mixed-use commercial makes up most of the east side of the street. Streetscape enhancements and investments in bicycle and pedestrian improvements will help make this a safe route to school with active land uses providing more “eyes on the street” and a greater sense of safety and scale.

CAMERON CZUBERNAT
619.462.5100
cameron@cpgsd.com
CA Lic. 01383317

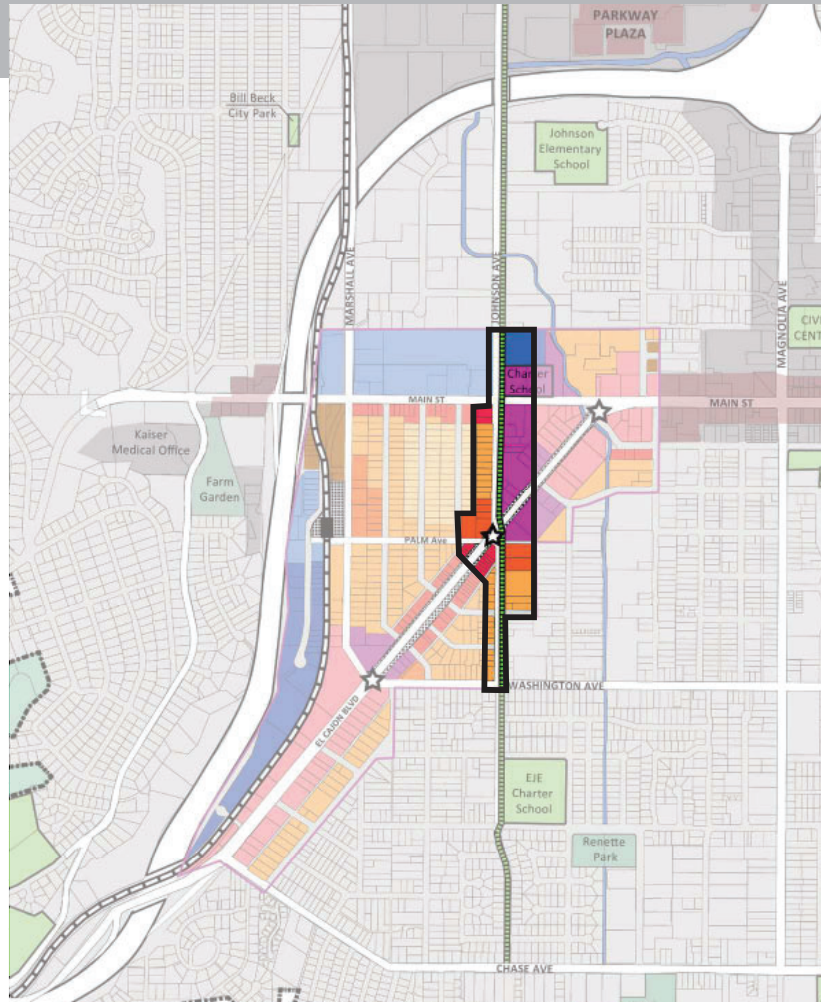
KERRY SCHIMPF
619.462.3100
kerry@cpgsd.com
CA Lic. 00955075

DARREN MULLINS
858.414.8176
dmullins@cpgsd.com
CA Lic. 00944678

CPG COMMERCIAL
PROPERTIES
GROUP
INTEGRITY - KNOWLEDGE - EXPERIENCE

2295 Fletcher Parkway, Suite 200
El Cajon, CA 92020

www.cpgsd.com



Primary Objectives of Focus Area 4:

- + “The Neighborhood Connector”
- + Residential Neighborhood Scale
- + Mixed Use with Active Ground Floor Toward Parkway Plaza
- + Pedestrian Friendly Corridor connecting schools, public facilities and commercial areas on both sides of the Highway

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

PROPOSED ROUNDABOUT

EL CAJON BLVD AND S JOHNSON AVE

Roundabouts Objectives:

- + Simplify complex intersections
- + Function as gateway elements
- + Opportunities for public plazas
- + Improve connectivity to transit and neighborhoods
- + Enhance public safety

Roundabout Composition:

- + Single lane roundabout
- + 100 foot external diameter with 50 foot internal diameter
- + Provides public plaza opportunities on the northeast and southwest corners
- + Plan for removable bollards in some locations where community events may take place on the street



EL CAJON AT A GLANCE

As the sixth largest city in San Diego County, El Cajon is recognized as a wonderful location to live, work and play. El Cajon boasts a diverse and vibrant community, safe and attractive neighborhoods, many parks and recreation centers, award-winning schools, libraries, and other amenities. El Cajon is a full service City, with first-class police and fire departments.

The community's vitality is evident through the dynamic business environment. The City is home to a long-time retail mall, Parkway Plaza, that boasts over 170 stores and entertainment venues, such as an 18-screen Regal Cinema, Macy's, Best Buy, JC Penney, Dick's Sporting Goods, Forever 21, H&M, and more! El Cajon is also known for the many car dealerships, with 14 currently within its borders, including Merced-Benz, BMW, Ford, and Lexus. Additionally, El Cajon has an energetic downtown, with shops and restaurants. El Cajon's location and attributes make it attractive and accessible to small investors and entrepreneurs, enhancing the City's many business districts.

San Diego County's newest venue, The Magnolia will open in El Cajon this September after 10 years and an incredible \$7m renovation! Formerly known as the East County Performing Arts Center, upgrades include a reconfigured seating layout showcasing great sightlines for 1,200 fans, a completely refurbished lobby bar serving craft beer and cocktails, a brand new VIP Lounge, plush front row seating, updated guest amenities and elevator access to the upper level seating for easy accessibility.





358,441
Population (2018)



132,370
Total Households



\$67,400
Avg. Household Income



\$473,351
Median Home Value



38.5
Average Age



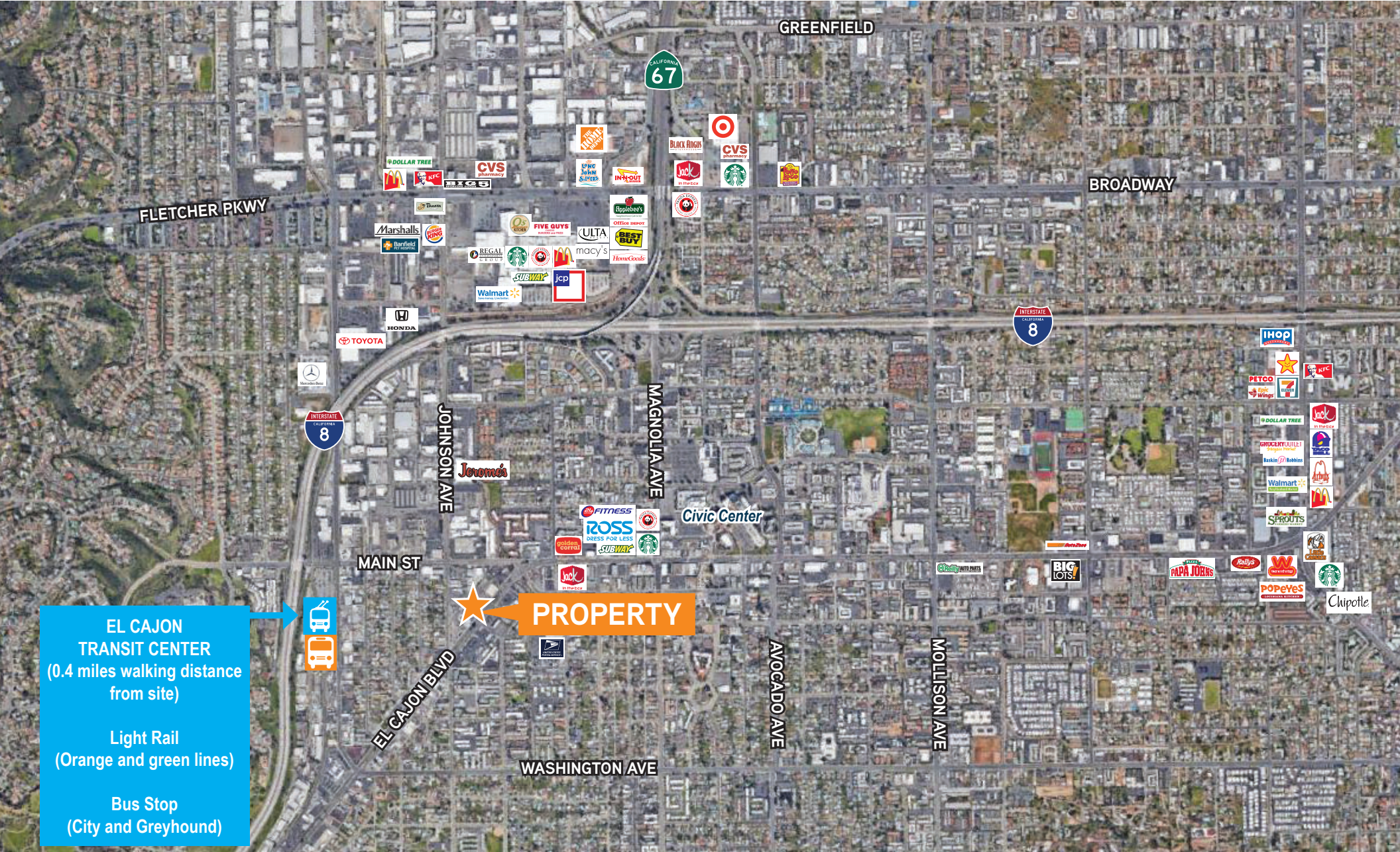
16,024
Total Businesses



135,970
Daytime Employees
Within a 5 Mile Radius

Information Source: Costar





CAMERON CZUBERNAT
 619.462.5100
 cameron@cpgsd.com
 CA Lic. 01383317

KERRY SCHIMPF
 619.462.3100
 kerry@cpgsd.com
 CA Lic. 00955075

DARREN MULLINS
 858.414.8176
 dmullins@cpgsd.com
 CA Lic. 00944678

CPG COMMERCIAL
 PROPERTIES
 GROUP
 INTEGRITY - KNOWLEDGE - EXPERIENCE

2295 Fletcher Pakrway, Suite 200
 El Cajon, CA 92020

www.cpgsd.com